

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 9 Scholar Drive, Manor Lakes 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$559,999 or range between \$\* & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$526,000 \*House ☒ \*Unit ☐ Suburb Manor Lakes  
Period - From July 2018 to September 2018 Source APM - Pricefinder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property             | Price     | Date of sale |
|--------------------------------------------|-----------|--------------|
| 1 – 33 Yarraman Road, Manor Lakes          | \$580,000 | 16/08/2018   |
| 2 – 12 Spearmint Boulevard, Manor Lakes    | \$580,000 | 02/08/2018   |
| 3 – 103 Manor Lakes Boulevard, Manor Lakes | \$555,111 | 23/06/2018   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.